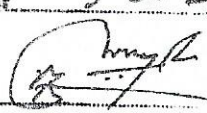

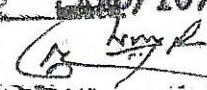
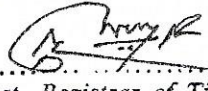


TITLE No. 15154
 Land Form 33B
 REGISTERED ON
13-4-2000
 at 9:00 A

 Asst. Registrar of Titles.



Stamp Duty Shs. 100/= Paid
 L.O. NO. 43915
 and Revenue Receipt No. 902276
 of 8-4-76 ADD/1076

 Asst. Registrar of Titles

Stamp Duty Shs. 117/= Paid
 on Original Revenue Receipt No.
902276 of 8-4-76

 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

THE ^{6th} day of April Two thousand.

TITLE NO. 15154 LAND REGISTRY - MOSHI

THIS IS TO CERTIFY that JANDU PLUMBERS LIMITED a limited liability company in incorporated in Tanzania and having to registered office at P.O.BOX 409 ARUSHA (hereinafter called "the Occupier is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (hereinafter called ("the Land") for a term of ninety nine years from the first day of October one thousand nine hundred and seventy five according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The occupier heving paid rent up to the thirtieth day of June, 1976 shall thereafter pay rent of ghillings four thousand three hundred fifty (shs.4350/=) a year in advance on the first day of July of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for lands (hereinafter called "the Minister") on the first day of July in each of the years 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055, and 2065 or within three years thereafter in each case.
2. The occupier shall:-
 - (i) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by Arusha Municipal Council (hereinafter called "the Authority");
 - (ii) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");

....2/....

- (iii) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority;
- (iv) Be responsible for the protection of all beacons on the land throughout the term of the Right Missing beacons will have to be re-established at any time at the occupier's expenses as assessed by the Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3. (1) The occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that the consent of the commissioner shall not be necessary;

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

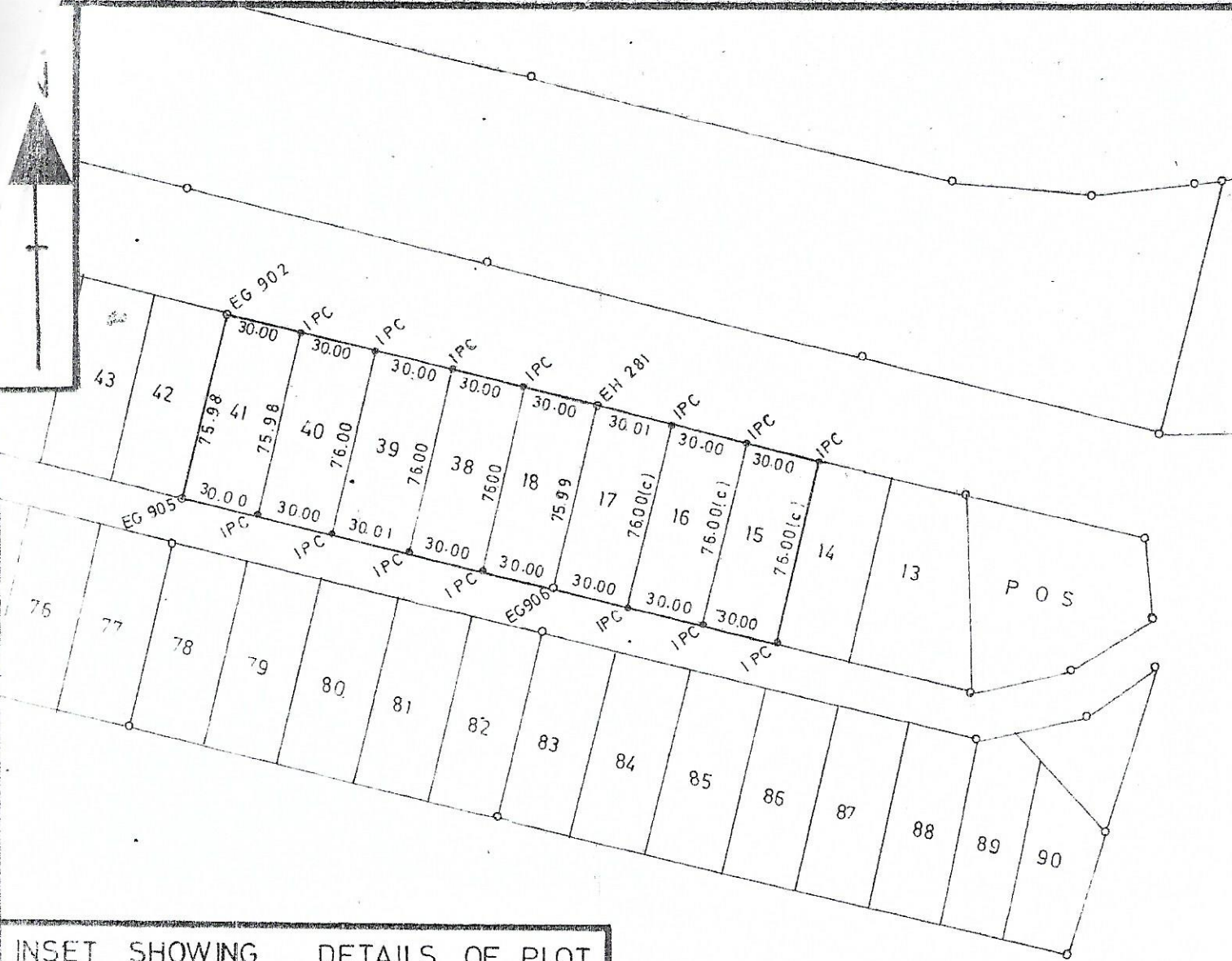
(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the occupier or their employees or agents or contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

- (1) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the

ARUSHA MUNICIPALITY



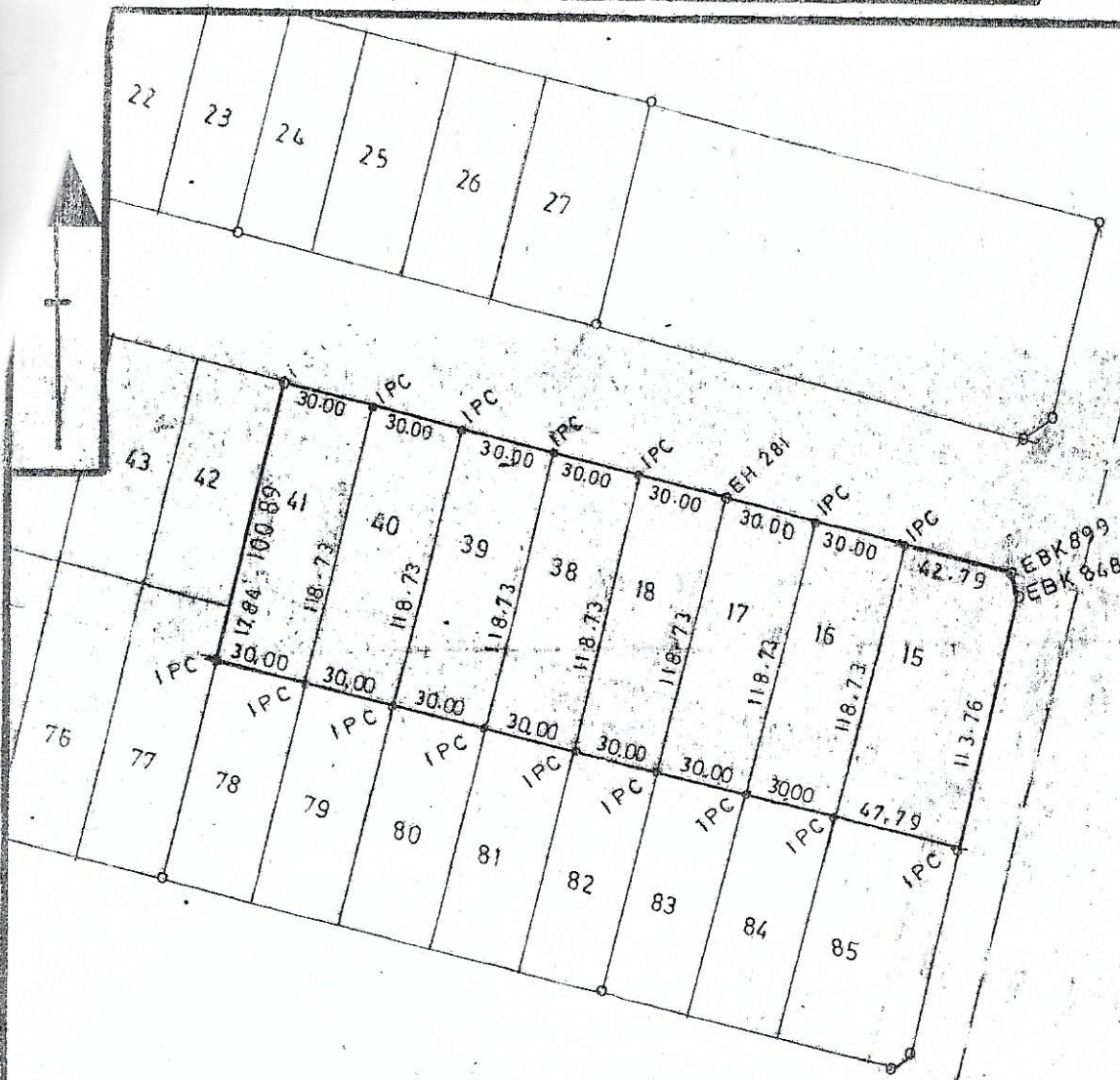
INSET SHOWING DETAILS OF PLOT
 Locality UNGA LTD
 Block "E"
 Plot No. 15-18 & 38-41
 LO No. 43915
 Area 18240 sqmetres

The issue of this plan implies no guarantee
 or admission of title by the government

This plan prepared in accordance with
 Registered plan No. 15863 is approved for the
 Purposes of the Land Registration Ordinance
 Director of Surveys and Mapping *W. Wandumana*
 Date 27/03/2000. Ministry of Lands
 Human Settlement Development
 Dar Es Salaam

ARUSHA CITY

ANNEXURE 5



INSET SHOWING DETAILS OF PLOT

Locality UNGA LTD

Block "E"

Plot No. 15-18 & 38-41

LO No. 43915

Area 30594 sq metres

The issue of this plan implies no guarantee or admission of title by the government

This plan prepared in accordance with Registered plan No. 67957 is approved for the Purposes of the Land Registration Ordinance
 Director of Surveys and Mapping *[Signature]*
 Date *17/2/2012* Ministry of Lands Human Settlement Development
 Dar Es Salaam

....3/....

(11) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. The occupier shall further:-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the medical officer of Health for the Authority may require for this purpose;
- (iii) provide and maintain on the land such ablution facilities and make and maintain such hygienic measures as may be required by the said medical officer of Health.

7. The land and the buildings erected thereon shall be maintained on the land and shall be used for Service Trades and General Industry Use Group 'M' use classes (a) and (b) Use Group O use class (a) as defined in the Town and Country Planning (use classes) Regulations 1960.

8. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

All that land known as Plot 15, 16, 17, 18, 38, 39, 40 and 41 Block 'K' Unga Limited Industrial Area Arusha Municipality containing eighteen thousand two hundred forty (18240) square metres shown for identification only edged on the plan attached to this certificate and defined on the registered survey plan numbered 15863 deposited at the Office of the Commissioner for Surveys and Mapping.

.....4/.....

GIVEN under my hand and seal and by order of the Minister
the day and year first above written.

Indragy
COMMISSIONER FOR LANDS

The within-named JANDU PLUMBERS LIMITED hereby accept the terms
and conditions contained in the foregoing certificate of Occupancy.

SEALED with the COMMON SEAL of the said
JANDU PLUMBERS LIMITED delivered in the
presence of us

this 22nd day of MARCH 2000

JANDU PLUMBERS LIMITED
Signature:..... *Jandu* AJMER SINGH JANDU.....

Postal Address:..... *Box 409*.....
ARUSHA

Qualification:..... *Director*.....

Signature:..... *Jandu* MANMOHAN S. JANDU.....

Postal Address:..... *P.O. BOX 409.*.....
ARUSHA

Qualification:..... *DIRECTOR.*.....

ASSISTANT REGISTRAR OF TITLES
 Asst. Registrar of Titles

17558
 Filed Document No. 16-12-2004 time 1:00 P.M.
 158827
 8.10.2012

TO EXIM BANK (TANZANIA) LIMITED
 DISCHARGED
 to secure an unspecified amount

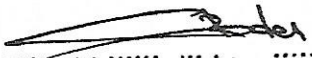
LAND REGISTRY, MOSHI
 MORTGAGE

LAND REGISTRY, MOSHI
 MORTGAGE

Filed Document No. 33828

Date of registration 8.10.2012 time 1.00 P.M.

TO BANK M (TANZANIA) LIMITED
 (To Secure Tsh: 6,600,000,000/=)



 Asst. Registrar of Titles

LAND REGISTRY, MOSHI
 RECTIFICATION OF REGISTER

Filed Document No. 35046

Date of registration 20.03.2013 time 10:00 A.M.

TO RENT: TSHS. 11,472,750/= Per Annum
 AREA: 30,594 Square metre
 PLAN MARKED 'A' SUBSTITUTED BY
 PLAN MARKED 'B'


 Asst. Registrar of Titles